

**PLANNING COMMISSION  
SUBDIVISION PLAT**

AGENDA ITEM NO: 22 April 26, 2006

**SADDLE MOUNTAIN, UNIT 1  
SUBDIVISION NAME**

MAJOR PLAT

**060056  
PLAT #**

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 483 A-6**

**OWNER:** KB Home Lone Star LP, by Joseph C. Hernandez

**ENGINEER:** Vickrey & Associates, Inc., by Kara J. Heasley

**CASE MANAGER:** Luz M. Gonzales, Planner II

**Date filed with Planning Commission:** April 12, 2006

**Location:** On the north side of Evans Road, approximately 3,992.73' east of Stone Oak Parkway

**Services Available:** Bexar Metropolitan Water and SAWS Sewer

**Zoning:** R-6 Residential Single Family District  
ERZD Edwards Recharge Zone District

**Plat is in accordance with:**

P.O.A.D.P./M.D.P. # 865, Saddle Mountain at Stone Oak, accepted on 11-14-05

**Proposed Use:** Single Family Residential

**Major Thoroughfare:** Evans is a secondary arterial, Type A, minimum R.O.W. 86 feet.

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**APPLICANT'S PROPOSAL:**

To plat 70 single family lots, 3 non-single family lots (greenbelt & open space) with 2,871 linear feet of public streets, all consisting of 21.99 acres.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

Approval.







February 22, 2006

Ms. Kara Heasley, P.E.  
Vickrey & Associates, Inc.  
12940 Country Parkway  
San Antonio, Texas 78216

RE: File No. 0601008 - Request for review of **Saddle Mountain, Unit 1, Plat No. 060056**  
located on the north side of Evans Rd. and 0.5 mile west of US Hwy 281 North

Dear Ms. Heasley:

On January 24, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 21.99 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 0503014. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

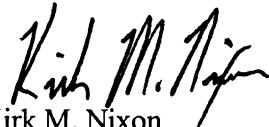
A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated January 10, 2006, and December 12, 2005, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Saddle Mountain, Unit 1, Plat No. 060056.

Ms. Kara Heasley, P.E.  
Saddle Mountain, Unit 1  
Page 2

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3526.

Sincerely,



Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:JIM:MAE

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO:** 23 **April 26, 2006**

**WESTWINDS NORTH U-3  
SUBDIVISION NAME**

**MAJOR PLAT**

**060068  
PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 577 E3

**OWNER:** AR Development, Inc. by Brad Galo

**ENGINEER:** Pape-Dawson Engineers, Inc. by Al Chua, P. E.

**CASE MANAGER:** Dustin R. Finley, Planner II

**Date filed with Planning Commission:** April 10, 2006

**Location:** Southwest of the Culebra Road & Alamo Parkway intersection, on Alamo Parkway.

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

MDP/POADP #808C Weststwind accepted on April 7, 2006

**Proposed Use:** Single-family residential

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**APPLICANT'S PROPOSAL:**

To plat 75 lots with 2,507 linear feet of public street, all consisting of 13.84 acres.

**STAFF RECOMMENDATION:**

**Approval**



**PLANNING COMMISSION  
SUBDIVISION PLAT**  
AGENDA ITEM NO: 24 April 26, 2006

**SEALE SUBDIVISION UNIT 6**  
**SUBDIVISION NAME**

MAJOR PLAT

060073  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 611 F6 & 611 F7

**OWNER:** Milestone Potranco Development Ltd., by Chesley I. Swann, III

**ENGINEER:** Overby Descamps Engineers, Inc., by Eduardo M. Descamp, P.E.

**CASE MANAGER:** Ernest Brown, Planner II

**Date filed with Planning Commission:** April 12, 2006

**Location:** West of Loop 1604, east of Gosenbacher Lane, north of Marbach Road and south of Dove Canyon Road.

**Services Available:** SAWS Sewer and BexarMet Water

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

P.O.A.D.P./M.D.P. # 791A, Seale Subdivision, accepted on 12/15/2004

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat 165 single family lots, with 5520 linear feet of public streets, all consisting of 44.02 acres.

**STAFF RECOMMENDATION:**

Approval.

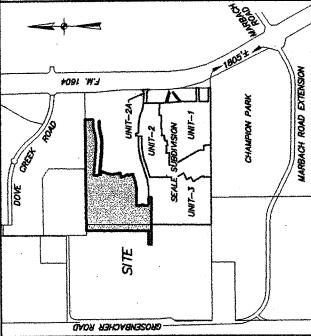
**Seale Subdivision Unit-6**

SUBDIVISION PLAT

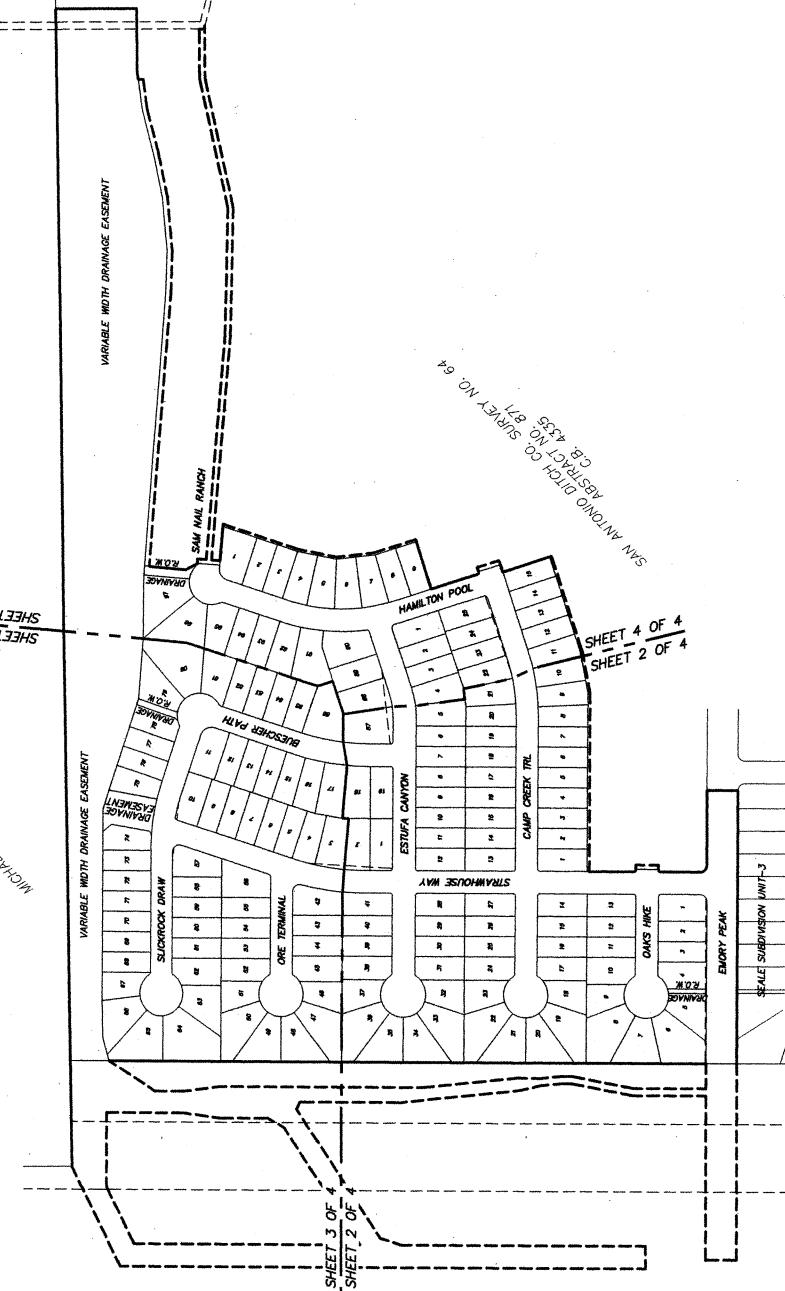
ESTABLISHING

**RECEIVED**  
**06 APR 10 PH 3:58**

LAND DEVELOPMENT  
SERVICES DIVISION  
MICHAEL PARKER SUBKET NO. 644-4141  
LOCATION MAP  
SCALE: 1" = 2000'



NOTES: CORNERS ARE SET 1/2" ABOVE PWS WITH RED CAPS STAMPED "TERRY DESCHAMPS"  
 1. UNLESS OTHERWISE NOTED,  
 2. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL  
 ZONE, MARS.

**INDEX MAP**

CLEAR VISION EASEMENT MAP IF E. AREA OF VISIBLE OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND OTHER VISIBLE OBSTRUCTIONS ARE TO BE REMOVED. THIS MAP IS FOR THE USE OF THE SAN ANTONIO & TRANSPORTATION OFFICIALS (ASTRO) POLICY ON GEOMETRIC DESIGN OF ROADWAYS.

CABLE TV EASEMENT INHERITS ONLY TO THE BENEFIT OF MILESTONE POTRACO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, AND IS NOT OWNED BY THE CITY OF SAN ANTONIO OR THE STATE HIGHWAY & TRANSPORTATION OFFICIALS (ASTRO). SUBJECT TO IMPROVEMENT BY THE CITY OF SAN ANTONIO.

IMPACT FEES PAYMENT DUE TO THE CITY OF SAN ANTONIO:  
 1. SAW SEWER IMPACT FEES ARE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES ARE PAID AT THE TIME OF CONSTRUCTION.

IMPACT FEES PAYMENT DUE TO THE CITY OF SAN ANTONIO:  
 1. SAW SEWER IMPACT FEES ARE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES ARE PAID AT THE TIME OF CONSTRUCTION.

2. BURKARD WATER IMPACT FEES ARE PAID AT THE TIME OF PLAT APPROVAL.

WATERMAIN FEES ARE PAID ON THE NUMBER OF WATERMAIN LENGTH UNITS (WLU) PAID FOR THIS EASEMENT. THE PLAT DOES NOT NEED TO BE KEPT ON FILE AT THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPOSE DRAINSAGE SHALL BE PLACED WITHIN THE LANDSCAPE FEATURES SHOWN ON THIS PLAT. NO LANDSCAPE FEATURES ON THIS PLAT WILL BE PLACED WITHOUT APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO RELOCATE ANY LANDSCAPE FEATURES WHICH ARE PLACED IN AN UNAPPROVED POSITION.

1. BUILDING, CONSTRUCTION, UTILITIES AND OTHER EQUIPMENT MUST BE MAINTAINED IN A NEAT AND CLEAN CONDITION.

2. BUILDING, CONSTRUCTION, UTILITIES AND OTHER EQUIPMENT MUST BE MAINTAINED IN A NEAT AND CLEAN CONDITION.

3. BUILDING, CONSTRUCTION, UTILITIES AND OTHER EQUIPMENT MUST BE MAINTAINED IN A NEAT AND CLEAN CONDITION.

4. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED GROUND LEVEL.

5. MAIN FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 12 INCHES, HEREIN REFERRED TO AS THE "MINIMUM FLOOR ELEVATION".

6. BUILDING, CONSTRUCTION, UTILITIES AND OTHER EQUIPMENT MUST BE MAINTAINED IN A NEAT AND CLEAN CONDITION.

7. STREETSCAPE PLANTINGS MUST BE DONE AT THE TIME OF CONSTRUCTION ON EASY PEAK.

**OVERBOLD  
DESCHAMPS  
ENGINEERS**

THIS WORKSHOP NO. 7516  
DATE 07/07/06  
BY (Signature)  
JANETTE J. DESCHAMPS  
P.E.  
409 AC. 2445.08

BEING 44.02 ACRES OUT OF THE SAN ANTONIO DITCH CO., SURVEY NO. 64, ABSTRACT NO. 871, COUNTY BLOCK 4335, BEAR COUNTY, TEXAS, SAID 44.02 ACRES BEING OUT OF A 351.25 ACRE TRACT, OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 5884, PAGE 35 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

OWNER: MILESTONE POTRACO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP.

BY: MILESTONE POTRACO DEVELOPMENT, INC.  
CHELSEA L. SWANN III  
100 N. ALVAN ST., SUITE 100  
SAN ANTONIO, TX 78209  
PHONE: (210) 541-1413  
FAX: (210) 579-0901

STATE OF TEXAS  
COURT OF BEAR  
DESCHE, WE, T. SWANN III  
PROPERTY, INC. A TEXAS LIMITED PARTNERSHIP, THE  
DEVELOPED, AGENT AUTHORIZED TO ACT AS THE  
GENERAL PARTNER OF MILESTONE POTRACO  
DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF  
WHICH NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO  
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED, GAVE UNDER MY HAND AND SEAL OF OFFICE  
THIS 10 DAY OF MAY, A.D. 2010.

*T. Swann III*  
EDWARD J. DESCHAMPS #40925  
REGISTERED PROFESSIONAL LAND SURVEYOR #4231

STATE OF TEXAS  
COURT OF BEAR  
DESCHE, WE, T. SWANN III  
PROPERTY, INC. A TEXAS LIMITED PARTNERSHIP, THE  
DEVELOPED, AGENT AUTHORIZED TO ACT AS THE  
GENERAL PARTNER OF MILESTONE POTRACO  
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COURT OF BEAR  
DESCHE, WE, T. SWANN III  
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GENERAL PARTNER OF MILESTONE POTRACO  
DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF  
WHICH NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO  
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EXPRESSED AND IN THE CAPACITY THEREIN STATED, GAVE UNDER MY HAND AND SEAL OF OFFICE  
THIS 10 DAY OF MAY, A.D. 2010.

*T. Swann III*  
EDWARD J. DESCHAMPS #40925  
REGISTERED PROFESSIONAL LAND SURVEYOR #4231

STATE OF TEXAS  
COURT OF BEAR  
DESCHE, WE, T. SWANN III  
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EXPRESSED AND IN THE CAPACITY THEREIN STATED, GAVE UNDER MY HAND AND SEAL OF OFFICE  
THIS 10 DAY OF MAY, A.D. 2010.

*T. Swann III*  
EDWARD J. DESCHAMPS #40925  
REGISTERED PROFESSIONAL LAND SURVEYOR #4231

BY: \_\_\_\_\_ DEPUTY





**PLAT NO. 060073****Seale Subdivision Unit-6**

BEING 44.02 ACRES OUT OF THE SAN ANTONIO DITCH COMPANY  
NO. 6, A SUBTRACT OF 6.05 ACRES BEING OUT OF THE SAN ANTONIO DITCH  
COMPANY BLOCK 135, 106.16 ACRES REMAINING IN THE TRACT.  
TEXAS SAID 44.02 ACRES BEING OUT OF A 351.05 ACRE TRACT  
OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 9894, PAGE  
35 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

OWNER: MILESTONE POTRERO DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP.

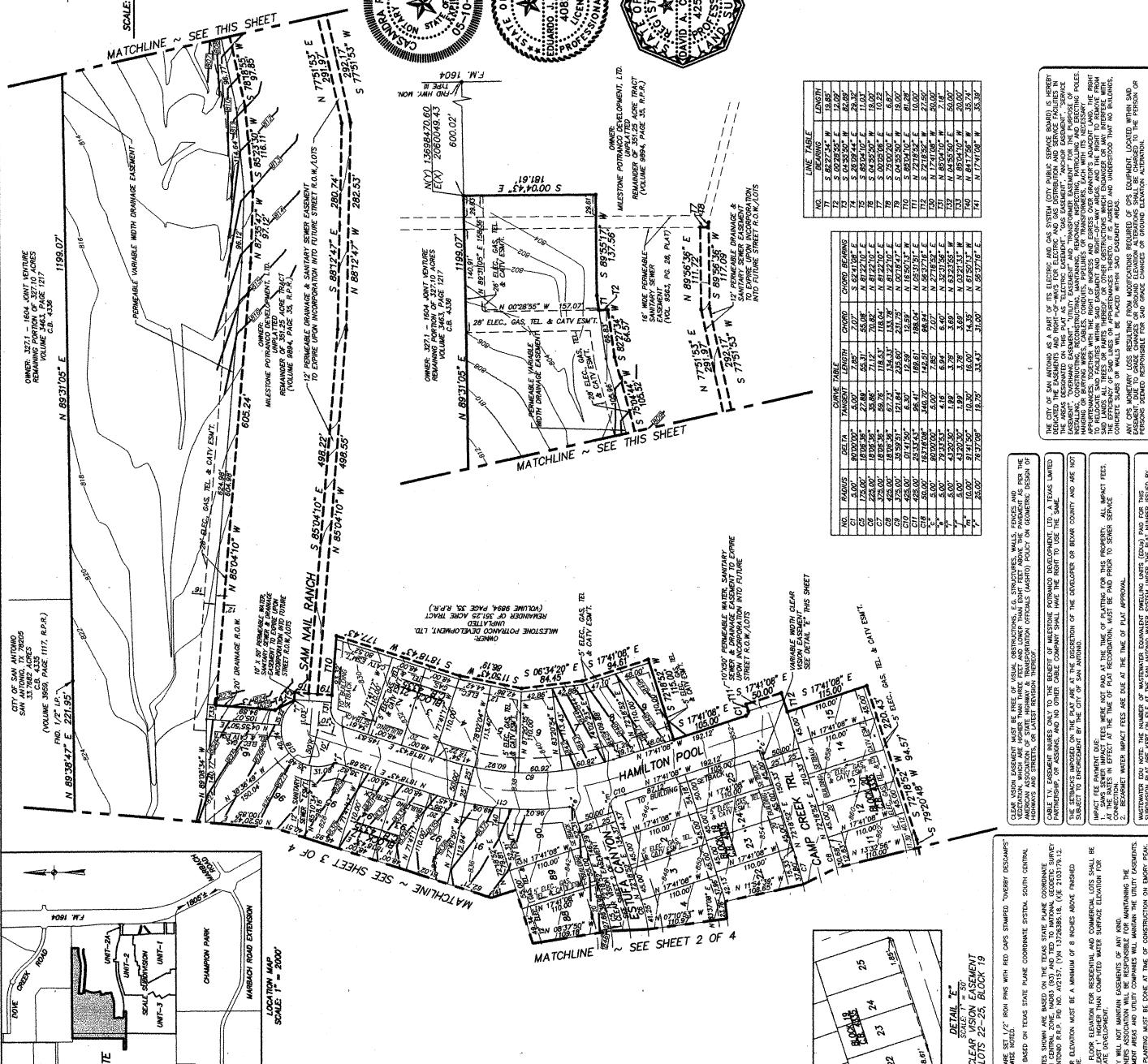
STATE OF TEXAS  
COURT OF BEXAR  
COUNTY, PUBLIC  
BY: MILESTONE PROPERTIES, INC., ITS GENERAL PARTNER  
CARMEN GOMEZ, SHAWNA H.  
P.O. BOX 68970, FT. WORTH, TX  
PHONE: (210) 544-1713  
FAX: (210) 599-0901

STATE OF TEXAS  
COURT OF BEXAR  
COUNTY, PUBLIC  
BY: JAMES H. DECOMPS,  
EDWARD PROFESSIONAL ENGINEER #4905  
REGISTERED PROFESSIONAL LAND SURVEYOR #221

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS  
SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS  
CODE, EXCEPT FOR THE ACTUAL SURVEY MADE ON THIS DATE.  
THIS DATE OF  
EDWARD H. DECOMPS  
DAVID A. OSANNA  
REGISTERED PROFESSIONAL LAND SURVEYOR #221

STATE OF TEXAS  
COURT OF BEXAR  
COUNTY, PUBLIC  
BY: EDWARD H. DECOMPS  
REGISTERED PROFESSIONAL LAND SURVEYOR #221  
  
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS  
SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL SURVEYORS  
CODE, EXCEPT FOR THE ACTUAL SURVEY MADE ON THIS DATE.  
THIS DATE OF  
EDWARD H. DECOMPS  
DAVID A. OSANNA  
REGISTERED PROFESSIONAL LAND SURVEYOR #221

STATE OF TEXAS  
COURT OF BEXAR  
COUNTY, PUBLIC  
BY: CHAIRMAN  
BY: SECRETARY  
BY: CLERK  
ON PAGE \_\_\_\_\_  
COUNTY CLERK  
BEXAR COUNTY, TEXAS  
STATE OF TEXAS  
COURT OF BEXAR  
COUNTY, PUBLIC  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THIS DAY  
OF \_\_\_\_\_, 19\_\_\_\_\_, IN THE RECORDS OF \_\_\_\_\_, BEXAR COUNTY, TEXAS.  
RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_.  
AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_.  
SAID COUNTY IN BOOK VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.  
IN TESTIMONY WHEREOF, I HAD AND OF MY OWN SEAL OF  
OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_\_.  
COUNTY CLERK  
BEXAR COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



SHEET 4 OF 4

**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO: 25 April 26, 2006**

**WESTWINDS SO. U-1, PUD  
SUBDIVISION NAME**

**MAJOR PLAT**

**060079  
PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 577 E4

**OWNER:** AR Development, Inc., by A. Bradford Galo

**ENGINEER:** Pape-Dawson Engineers, Inc., by Gene Dawson, Jr.

**CASE MANAGER:** Donna L. Schueling, Planner II

**Date filed with Planning Commission:** April 13, 2006

**Location:** On the south west corner of Wild Pine and Lone Star Parkway

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in accordance with:**

P.O.A.D.P./M.D.P. # 808C, Alamo Ranch/Westwinds, accepted 4/10/06

P.U.D. # 06-039, Westwinds East and South approved 4/26/06

**Proposed Use:** Single Family Residential

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**APPLICANT'S PROPOSAL:**

To plat 76 single family lots, 3,555 linear feet of private streets, all consisting of 26.72 acres.

**DISCUSSION:**

It is noted that because plat # 060038, Westwinds East, Unit 1, PUD, provides access to this development, it must be recorded before this unit. It is also noted that Westwinds East and South PUD Plan is on the April 26, 2006 agenda for consideration. A note has been placed on the tracking system to hold this plat until such recording occurs.

**STAFF RECOMMENDATION:**

Approval.





**PLANNING COMMISSION  
REPLAT & SUBDIVISION PLAT**

**AGENDA ITEM NO: 26 April 26, 2006**

**MARBACH VILLAGE  
SUBDIVISION NAME**

**MAJOR PLAT**

**060092  
PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 612 E6 & E7

**OWNER:** 9604 Marbach Place Ventures, LTD by Bill Sadler

**ENGINEER:** K. C. Engineering, Inc. by Bill Fey

**CASE MANAGER:** Dustin R. Finley, Planner II

**Date filed with Planning Commission:** April 10, 2006

**Location:** South of Marbach Road, on future Marbach Oaks.

**Services Available:** Bexar Met Water and Saws Sewer

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Single-family residential

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**APPLICANT'S PROPOSAL:**

To plat 170 lots with 8,877 linear feet of public street, all consisting of 68.746 acres.

**STAFF RECOMMENDATION:**

**Approval**









**PLANNING COMMISSION  
SUBDIVISION PLAT**

**AGENDA ITEM NO:** 27 **April 26, 2006**

**WESTOVER HILLS UNIT 26  
SUBDIVISION NAME**

**MAJOR PLAT**

**060103  
PLAT #**

**COUNCIL DISTRICT: 6**

**FERGUSON MAP GRID: 578 C6**

**OWNER:** Westover Hills Partners Development , by Charles Wender, President

**ENGINEER:** Pape Dawson Engineers Inc., by Dennis R. Rion, P.E.

**CASE MANAGER:** Ernest Brown, Planner II

**Date filed with Planning Commission:** April 12, 2006

**Location:** The extension of Rogers Road north of Wiseman Road and Rogers Road intersection

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3 Commercial District

**Plat is in accordance with:**

P.O.A.D.P./M.D.P. # 110 C, Westover Hills, accepted on 5/6/1987

**Proposed Use:** Public Right-of-Way

**Major Thoroughfare:** Rogers Road and Wiseman Road are secondary arterials, Type A, minimum R.O.W. **86** feet.

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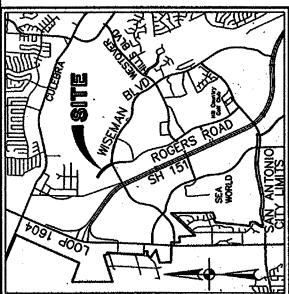
**APPLICANT'S PROPOSAL:**

To plat **910.76** linear feet of public streets, consisting of **1.995** acres.

**STAFF RECOMMENDATION:**

Approval.

## PLAT NO. 060103

LOCATION MAP  
(NOT TO SCALE)

SCALE 1" = 100'  
100 0  
[Scale Bar]

(SCALE IN FEET)

STATE OF TEXAS  
COUNTY OF BEAR

OWNER: WESTOVER HILLS DEVELOPMENT PARTNERS, LP.  
101 SAWYER DR., STE. 200, SAN ANTONIO, TX 78229  
BY: CHARLES MARTIN WENGER, PRESIDENT  
STATE: TEXAS  
DATE: 3/10/04  
TIME: 10:10 AM  
SIGNED: [Signature]

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN  
MADE AND APPROVED FOR THIS PLAT. I KNOWLEDGEABLE PERSONS OF ALL RELEVANT  
FACTS HAVE BEEN CONSULTED AND THEIR ADVICE HAS BEEN TAKEN.  
I HEREBY APPROVE THIS PLAT AS CONFORMING TO THE STANDARDS AND REQUIREMENTS  
OF THE UNITED DEVELOPMENT PARTNERS, LP. AS DESCRIBED IN THE SPECIAL MARKET NEED  
STATED ON THE RECORDING DATE OF THIS PLAT.

APR 10 PM  
NOTARY PUBLIC  
LAW OFFICES OF



STATE OF TEXAS

COUNTY OF BEAR

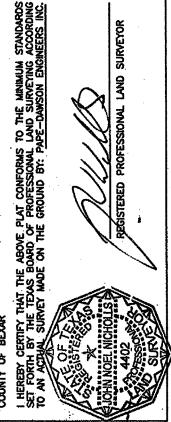
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS  
SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS MADE ON THE  
DATE OF THIS PLAT. I HEREBY APPROVE THIS PLAT AS CONFORMING TO THE STANDARDS AND  
REQUIREMENTS OF THE UNITED DEVELOPMENT PARTNERS, LP. AS DESCRIBED IN THE SPECIAL  
MARKET NEED STATED ON THE RECORDING DATE OF THIS PLAT.



File # 02-15000 Date 03/18/04 Plat 750 dwg

STATE OF TEXAS

COUNTY OF BEAR

SUBDIVISION PLAT OF  
WESTOVER HILLS UNIT 26

A 1.985 ACRE TRACT BEING OUT OF THAT 340.728 ACRE TRACT CONVEDED TO WESTOVER  
HILLS DEVELOPMENT PARTNERS, LP., AS DESCRIBED IN SPECIAL MARKET NEED STATED  
ON THE RECORDING DATE OF THIS PLAT, WHICH IS THE CITY OF SAN ANTONIO, TEXAS.  
Dated THIS \_\_\_\_\_ DAY OF APRIL \_\_\_\_\_, 2004.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

PAPE-DAWSON ENGINEERS

COUNTY CLERK, BEAR COUNTY, TEXAS  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE  
\_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_ M. AND DULY RECORDED  
THE \_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_ M. IN THE DEED AND  
PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_  
ON PAGE \_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY

SHEET 1 OF 1

06 NUMBER 0275-03

**PLANNING COMMISSION**

**SUBDIVISION**

**AGENDA ITEM NO:** 28 **April 26, 2006**

**SADDLE MOUNTAIN, UNIT 2**    MAJOR PLAT  
**SUBDIVISION NAME**

**060142**  
**PLAT #**

**COUNCIL DISTRICT: 9**

**FERGUSON MAP GRID: 483 A-6**

**OWNER:** KB Homes, L.P., by Joseph Hernandez

**ENGINEER:** Vickrey & Associates, by Kara Heasley

**CASE MANAGER:** Dustin Finley, Planner II

**Date filed with Planning Commission:** April 17, 2006

**Location:** On the north side of Evans Road, at Peacemaker.

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** MF 33 Multi Family District

ERZD Edwards Recharge Zone District

**Plat is in accordance with:**

MDP/POADP #865, Saddle Mountain was accepted on November 14, 2005.

**Proposed Use:** Single Family

**Major Thoroughfare:** Evans Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

---

**APPLICANT'S PROPOSAL:**

To plat 73 single family lots with 2265.35 linear feet of public streets, consisting of 18.14 acres.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. Geologic features were visually apparent at the site, however no significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

**STAFF RECOMMENDATION:**

**Approval**





Mr. Rick McNeely, P.E.  
Vickrey and Associates, Inc.  
12940 Country Parkway  
San Antonio, Texas 78216

RECEIVED

06 APR 13 PM 4:05  
April 13, 2006

LAND DEVELOPMENT  
SERVICES DIVISION

RE: File No. 0602016 - Request for review of **Saddle Mountain, Unit 2 Subdivision, Plat No. 060142** located on north side of Evans Road and 0.5 miles west of US Hwy 281 North

Dear Mr. McNeely:

On February 24, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 18.140 acres located entirely within the EARZ. Geologic features were visually apparent at the site; no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1520. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated January 10, 2006, and December 12, 2005, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Saddle Mountain, Unit 2 Subdivision, Plat No. 060142.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3526.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk M. Nixon".

Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:JIM:pzg



City of San Antonio  
Development Services  
Subdivision Section

# REQUEST FOR REVIEW

RECEIVED

APR 13 PM 4:05

LAND DEVELOPMENT  
DIVISION

TO: Aquifer Protection and Evaluation

Date 04/24/2006

FROM: SAWS Engineering/Vickrey & Associates, Inc.

PHONE NUMBER: \_\_\_\_\_ FAX NUMBER # \_\_\_\_\_

ITEM NAME: Saddle Mountain Unit 2 FILE # 060142

RE: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: \_\_\_\_\_, 200 \_\_\_\_\_

- Minor Plat-10 days       Major Plat-50 days       Amending Plats - 10 days  
 Plat deferral-30 days       Variance-15 days       Other-15 days

I recommend approval

I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SAN ANTONIO WATER SYSTEM  
AQUIFER STUDIES  
FEB 24 A II: 47

Kirk M. Taylor

Signature

Manager

Title

4-13-06

Date

**PLANNING COMMISSION  
PLAT DEFERRAL**

**AGENDA ITEM NO:** 29 **April 26, 2006**

**SHADE TREE CAR WASH SUBDIVISION**

**050667**

**SUBDIVISION NAME:**

**PLAT #:**

**COUNCIL DISTRICT:** 7

**FERGUSON MAP GRID:** 547 D-7

**OWNER:** Craig A. Chuha

**ENGINEER:** ADA Consulting Group, Inc., c/o Donald Oroian

**CASE MANAGER:** Christine Zuniga, Planner II

**Location:** On the southwestern side of Bandera Road, approximately 226.9' east of Knights Peak.

**Zoning:** C-3      Commercial District

**Proposed use:** Car Wash

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**APPLICANT'S PROPOSAL:**

To plat 1 non-single family lot consisting of 1.129 acres.

**APPLICANT'S REQUEST:**

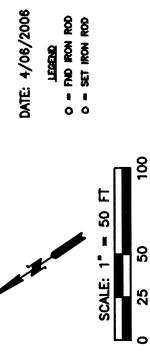
The applicant is requesting temporary building permits prior to plat approval & recordation. The applicant notes that plat approval letters have been obtained from all certifying agencies, save San Antonio Water Systems (SAWS). SAWS cannot approve the plat until written permission is given from the owner of a neighboring drainage easement to construct a private sewer through this property to connect to a nearby SAWS sewer main. Resolution of this issue may take at least three months. Additionally, the applicant asserts if this request is denied, his family's relocation from California to San Antonio, planned to coincide with the beginning of the new school year, will be problematic without the development's realization.

## **STAFF RECOMMENDATION:**

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

**PLAT NO. 050667**

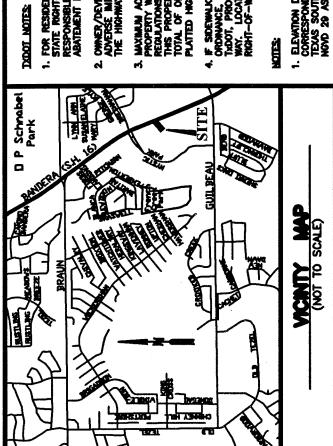
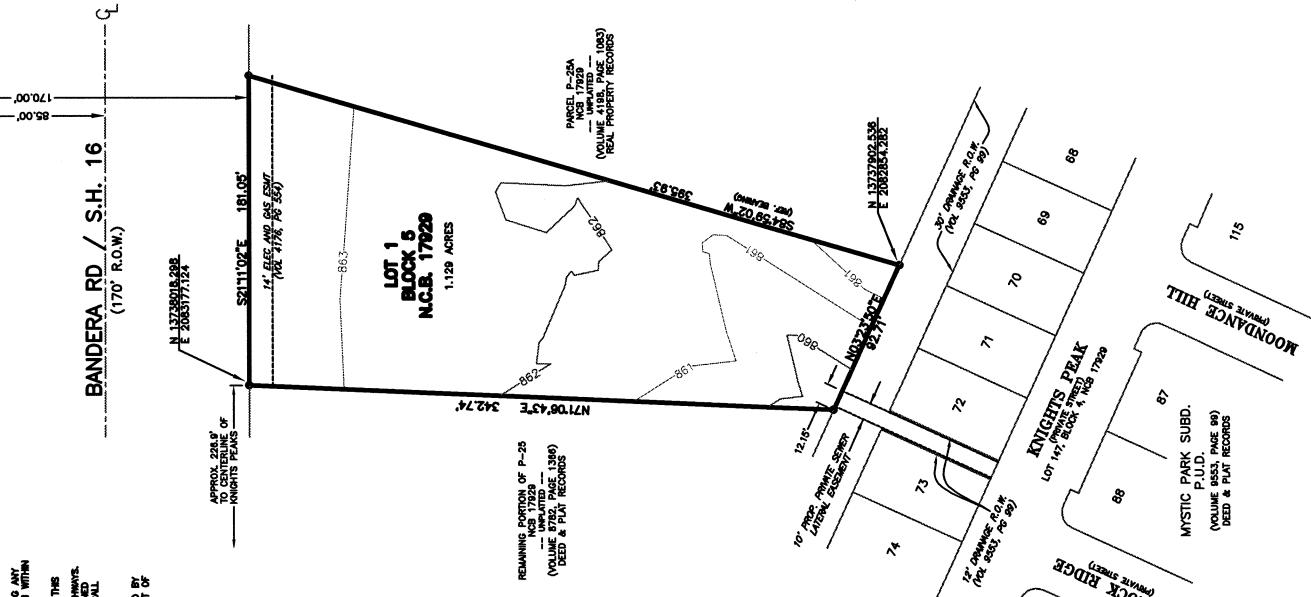


## SHADE TREE CAR WASH

### SUBDIVISION

1.000 ACRES TRACT BEING THE SOUTHERN PORTION OF A CALLED 2,000

ACRE TRACT OF LAND OUT OF A CALLED 2,000 ACRES TRACT OUT OF LOTS 20, 30, AND 36 AS DESCRIBED IN VOLUME 135, PAGE 455, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS AND OUT OF THE JOSE ALMEDA SURVEY NO. 81, ABSTRACT NO. 26, NEW CITY BLOCK 1722, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS AS OWNED IN VOLUME 1392, PAGE 158, DEED AND PLAT RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.



THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND WATER SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY  
NOTIFIED THAT THE SUBDIVISION PLAT SHOWING ON THIS PLAT AND LOTS 20, 30, AND 36 AS OWNED IN THE  
NAME OF THE DEVELOPER AND APPLICANT IS SUBJECT TO THE REQUIREMENTS OF THE TEXAS WATER  
CODE FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR,  
AND OPERATION OF WATER SUPPLY SYSTEMS, SEWER AND STORM DRAINAGE SYSTEMS, AND INDUSTRIAL,  
MANUFACTURING, COMMERCIAL, AND RESIDENTIAL BUILDINGS, AND OTHER CONSTRUCTIONS, AND  
STRUCTURES THAT MAY BE LOCATED ON THE PROPERTY OWNED BY THE DEVELOPER AND APPLICANT.  
NOTWITHSTANDING THE REQUIREMENT FOR THE PURCHASE AND OPERATION OF WATER, SEWER,  
AND STORM DRAINAGE SYSTEMS, IT IS NOT REQUIRED THAT NO BUILDING, CONCRETE  
STRUCTURE, OR LAND OR PROPERTY OWNED BY THE DEVELOPER AND APPLICANT THAT HAS BEEN  
SUBDIVIDED OR OWNED BY THE DEVELOPER AND APPLICANT BE LOCATED ON THE PROPERTY OWNED BY  
THE DEVELOPER AND APPLICANT.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND WATER SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY  
NOTIFIED THAT THE SUBDIVISION PLAT SHOWING ON THIS PLAT AND LOTS 20, 30, AND 36 AS OWNED IN THE  
NAME OF THE DEVELOPER AND APPLICANT IS SUBJECT TO THE REQUIREMENTS OF THE TEXAS WATER  
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AND OPERATION OF WATER SUPPLY SYSTEMS, SEWER AND STORM DRAINAGE SYSTEMS, AND INDUSTRIAL,  
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STRUCTURES THAT MAY BE LOCATED ON THE PROPERTY OWNED BY THE DEVELOPER AND APPLICANT.  
NOTWITHSTANDING THE REQUIREMENT FOR THE PURCHASE AND OPERATION OF WATER, SEWER,  
AND STORM DRAINAGE SYSTEMS, IT IS NOT REQUIRED THAT NO BUILDING, CONCRETE  
STRUCTURE, OR LAND OR PROPERTY OWNED BY THE DEVELOPER AND APPLICANT THAT HAS BEEN  
SUBDIVIDED OR OWNED BY THE DEVELOPER AND APPLICANT BE LOCATED ON THE PROPERTY OWNED BY  
THE DEVELOPER AND APPLICANT.

STATE OF TEXAS:  
COUNTY OF BEAR:  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
CARL ALBERT GALLA, known to me to be the person whose name is subscribed to the  
foregoing instrument, and who is known to me to be the person whose business address is  
as written above, and who is personally acquainted with me, to whom I recite the facts  
and purposes for which the instrument was executed and who has signed or affixed his  
signature thereto.

CRAIG ANDREW CHUPA  
GENERAL PARTNER OF CHUPA PROPERTIES, LTD.

STATE OF TEXAS:  
COUNTY OF BEAR:  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
CARL ALBERT GALLA, known to me to be the person whose name is subscribed to the  
foregoing instrument, and who is known to me to be the person whose business address is  
as written above, and who is personally acquainted with me, to whom I recite the facts  
and purposes for which the instrument was executed and who has signed or affixed his  
signature thereto.

NOTARY PUBLIC  
BEAR COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF BEAR:  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS  
SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS  
TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.  
CARL ALBERT GALLA,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023

BY: COUNTY CLERK, BEAR COUNTY, TEXAS

**ADA CONSULTING GROUP, INC.**

PROJ# 216-01

LAND  
SERVICES  
TEST DIVISION

TEXAS REGISTERED ENGINEERING FIRM NO. F0003512  
SAN ANTONIO, TEXAS (210) 340-6570  
WWW.ADCIG.COM

THIS PLAT OF SHADE TREE CAR WASH SUBMISSION HAS BEEN SUBMITTED TO THE  
CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR  
OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR  
LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_.

BY: DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS:  
COUNTY OF BEAR:  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE CLERK'S OFFICE OF SAN JUAN,  
NEW YORK, ON THIS DAY OF APRIL 20, AT 10:00 AM, AND IS NOW RECORDED IN THE  
BOOK OF PLATS, PAGE 46, IN THE RECORDS OF THE CLERK'S OFFICE, SAN JUAN,  
NEW YORK.  
WITNESS MY HAND AND OFFICIAL SEAL OR SIGNATURE, THIS \_\_\_\_ DAY OF  
APRIL, 2006, COUNTY CLERK, BEAR COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF BEAR:  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE CLERK'S OFFICE OF SAN JUAN,  
NEW YORK, ON THIS DAY OF APRIL 20, AT 10:00 AM, AND IS NOW RECORDED IN THE  
BOOK OF PLATS, PAGE 46, IN THE RECORDS OF THE CLERK'S OFFICE, SAN JUAN,  
NEW YORK.  
WITNESS MY HAND AND OFFICIAL SEAL OR SIGNATURE, THIS \_\_\_\_ DAY OF  
APRIL, 2006, COUNTY CLERK, BEAR COUNTY, TEXAS.

MOUNTAIN HILL  
KNIGHTS PEAK  
Lot 147, Block 57B 1722  
KNINECK RIDGE  
MYSTIC PARK SUBD.  
(VOLUME 555, PAGE 99)  
NEED & PLAT RECORDS

RECEIVED

06 APR -7 PM 1:46

LAND DEVELOPMENT  
SERVICES DIVISION

City of San Antonio Development Services  
Subdivision Section  
1901 S. Alamo Street  
San Antonio, TX 78204

RE: SHADE TREE CAR WASH SUBDIVISION  
8619 Bandera  
San Antonio, TX 78250  
**COSA Plat ID# 050667**

SUB: **Plat Deferral Request Letter**

To Whom it May Concern

This letter is to request a plat deferral for the above referenced proposed subdivision. I have formally retained the following engineer to prepare the plat. The engineering has retained a professional land surveyor who performed the land title survey, obtained contours and GPS coordinates and who is to certify the proposed plat:

**Engineer:**

Donald Oroian, P.E.  
ADA Consulting Group, Inc.  
12150 Valliant, STE B  
San Antonio, TX 78216  
(210) 340-5670 FAX: (210) 403-9800

**Surveyor (retained by engineer)**

Stephen G. Cook, P.E., RPLS  
Stephen G. Cook Engineering, Inc.  
12000 Starcrest, Suite 107  
San Antonio, TX 78247  
(210) 481-2533 FAX: (210) 481-2150

Since plat submittal my intent was to plat for purposes of resale, however after a April 5<sup>th</sup>, 2006 meeting with engineering staff at the San Antonio Water System (SAWS), it has been determined that I am eligible for a well for my water service due to the enormous cost associated with a 12" water main bore encased in a 24" steel pipe across Bandera Road. On that same note, I also recently received documented "no objection" from City of San Antonio Asset Management Staff to proceed with a requested private sewer lateral located within a Drainage R.O.W. to tie in to a public main in the neighboring Mystic Park Subdivision. Since I now feel that water and wastewater services can be obtained available without the need for an off-site public main extension, I have decided to pursue a proposed car wash to include both self serve and automatic bays as I had dreamed from the beginning.

The reason for this plat deferral submittal is that to complete my private sewer lateral request through the Mystic Park Subdivision, I am contractually obligated to obtain written approval from the formal owner of the Drainage R.O.W. leading to the SAWS main. I have contacted the Sagewood Homeowners Associate management company, Texas Professional Association Management, only to be told that KB

Homes, who was the builder of this neighborhood, deeded ownership of common areas to the incorrect homeowner association. Further discussion with a representative of the management company found that resolution of this issue may take +/- 3 months. My backup plan is to buy permission from my neighbor to construct a private sewer lateral through his property to tie into to the SAWS sewer main in the nearby Knight Peak Road, which if pursued may take a couple months to resolve. I feel that since I meet SAWS criteria for an onsite well as well as documented non-objections from City Staff for the rear private sewer lateral (and verbal approval from my neighbor for a private sewer lateral) I will not need nor provide public sewer mains relating to my proposed plat.

I am proceeding with my new home construction here in San Antonio but I cannot even think of moving here until I have some progress with this financial investment I have made in this proposed plat. Currently I have a small welding business in California which I plan to sell but cannot until I have something for me here in San Antonio. A plat deferral will give my family the progress needed to ensure a stable relocation to San Antonio. My plans to complete the platting process and proposed development prior to the beginning of the new school year coincide with the 6 month time frame to complete the platting process. Regarding this plat, my engineer has obtained approval letters from everyone (Development Services, Planning, Parks & Recreation, CPS, TxDOT, SWBT, and Time Warner) except SAWS. We cannot finalize our submittal to SAWS without either the documentation from the landowners or a private later agreement from my neighbor which cannot be completed in the next 30 days.

I have already sold my residence in California based on my long term goal of a Summer 2006 relocation to San Antonio. Not receiving plat deferral approval will be a major blow to my family and plans to start a better life here in San Antonio. I've laid everything on the line on this financial venture and need your approval to begin construction document preparation so I can become a legitimate tax paying member of your beautiful city. I appreciate your consideration in this matter. If you have any questions please call me at (714) 420-8849 or Donald Oroian, P.E. at the number listed above.

Sincerely,

CHUHA PROPERTIES, LTD.  
c/o Chuha Management, Inc. its General Partner

BY: Craig A. Chuha, President  
Chuha Management, Inc.

Attached: March 29, 2006 City Staff Approval Recommendation for Offsite Sewer Lateral

## CITY OF SAN ANTONIO

**Consent Agenda****DEPARTMENT OF ASSET MANAGEMENT  
INTERDEPARTMENTAL CORRESPONDENCE SHEET**

**TO:** Planning Commission  
**FROM:** Shawn P. Eddy, Interim Director, Department of Asset Management  
**COPIES:** Erik J. Walsh, Assistant City Manager; file  
**DATE:** Monday, April 10, 2006  
**SUBJECT:** S.P. No. 1268-Request to declare as surplus and sell two (2) tracts of City-owned real properties

**PETITIONER:** City of San Antonio  
Department of Asset Management  
P.O. BOX 839966  
San Antonio, Texas 78283-3966

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 4/26/2006.

**BACKGROUND**

The Department of Asset Management is requesting to declare as surplus and sell two (2) tracts of City-owned real properties, as shown on Exhibit "A". These properties have been held in trust by the City of San Antonio due to tax foreclosures. These properties were offered through a sealed bid process on July 22, 2005 and July 24, 2005 in the San Antonio Express News as outlined in Chapter 272 of the Local Government Code. Staff accepted bids on the City-owned properties to be sold on March 24, 2006. The proceeds from the sale of these properties will be distributed proportionally to the taxing entities pursuant to Chapter 34 of the Texas Tax Code. These properties will be conveyed by a Deed Without Warranty.

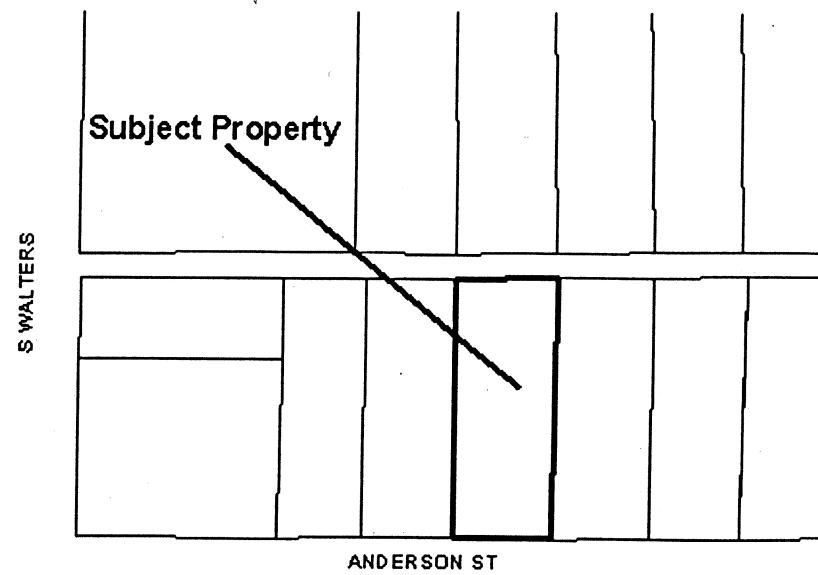
**COORDINATION AND FINANCIAL IMPACT**

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. The City of San Antonio will receive the total consideration of \$8,475.00, with the City's share of that amount being \$3,983.25.

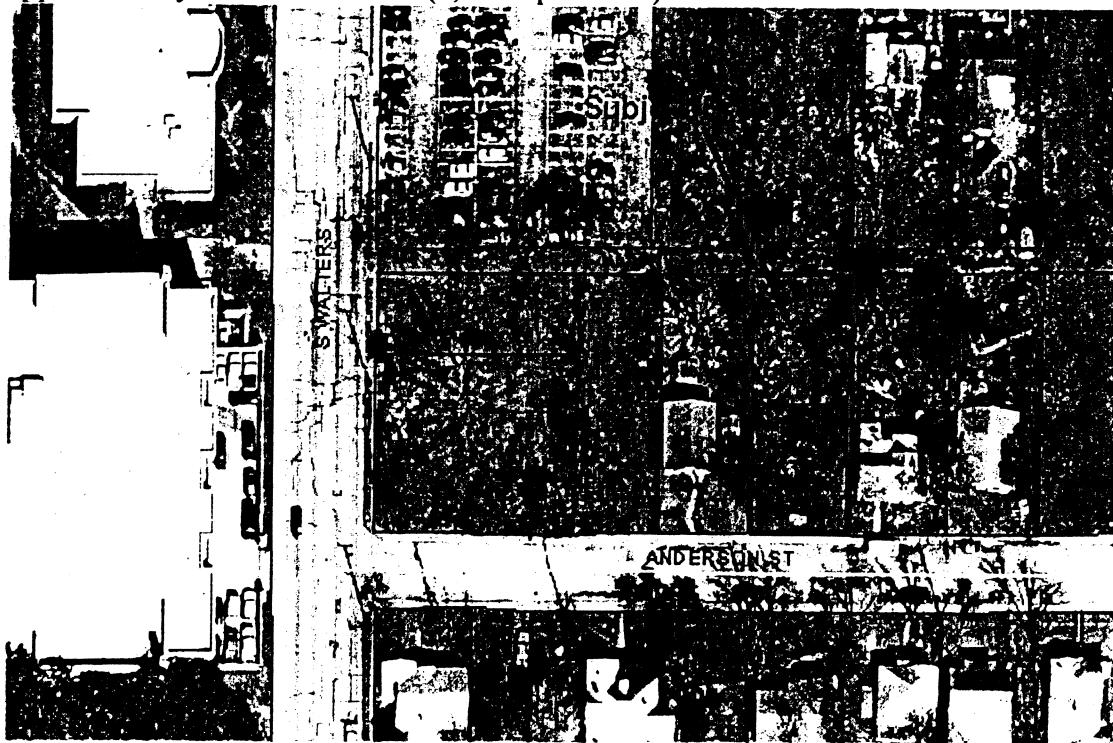
**CONCLUSION AND RECOMMENDATION**

Staff recommends approval of this request.

*AK<sup>r</sup> Shawn P. Eddy*  
Shawn P. Eddy, Interim Director  
Department of Asset Management

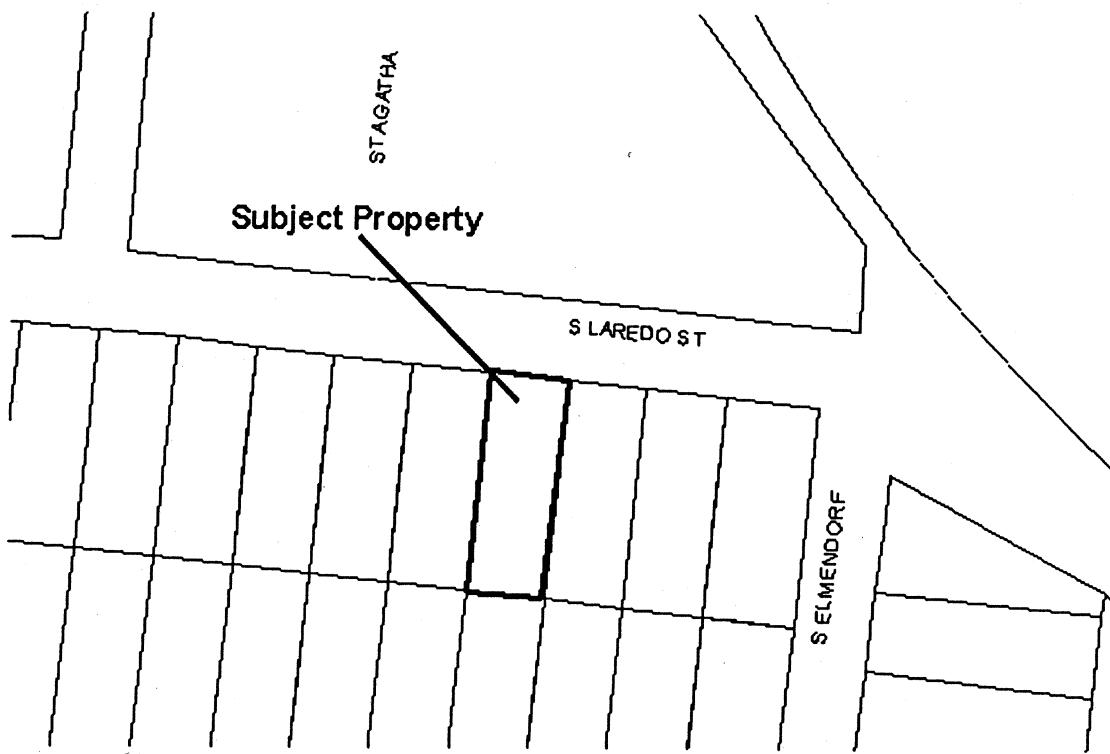


1) Map of Lot 19, Block 2, New City Block 1518 also known as 111 Anderson Street approximately 0.1492 of an acre (6,500 square feet)



Aerial Photograph of 111 Anderson Street

## Exhibit “A”



2) Map of Lot 13, Block, New City Block 7348 also known as 2914 S. Laredo Street approximately 0.1012 of an acre (4,408 square feet)



Aerial Photograph of 2914 S. Laredo Street

**Exhibit "A"**  
Page 2 of 2

**PLANNING COMMISSION  
CERTIFICATE OF DETERMINATION APPEAL**

AGENDA ITEM NO: 31 April 26, 2006

**JAVIER P. MORA**  
**APPLICANT NAME**

**06-IV-04**  
**PLAN #**

**COUNCIL DISTRICT:** OCL  
**FERGUSON MAP GRID:** 512 B-3  
**OWNER:** Javier Mora  
**CASE MANAGER:** Elizabeth Carol, Senior Planner

**Date filed with Planning Commission:** April 1, 2006

**Location:** On the northeast side of Highway 16, north of Ranch Parkway

**Services Available:** The property does have water and septic

**Zoning:** Outside City Limits

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

A request for utility connections and to waive the subdivision plat approval process for a 1.67 acre tract.

**DISCUSSION:**

This item was continued from the April 12, 2006 Planning Commission meeting to allow for additional research.

The applicant acquired the land in 1999 and plans to build his home on the property. The property is currently landlocked; however it does have a recorded 30 foot ingress/egress easement from Bandera Road. While the property does not appear to be in the floodplain the ingress/egress easement is located within the floodplain.

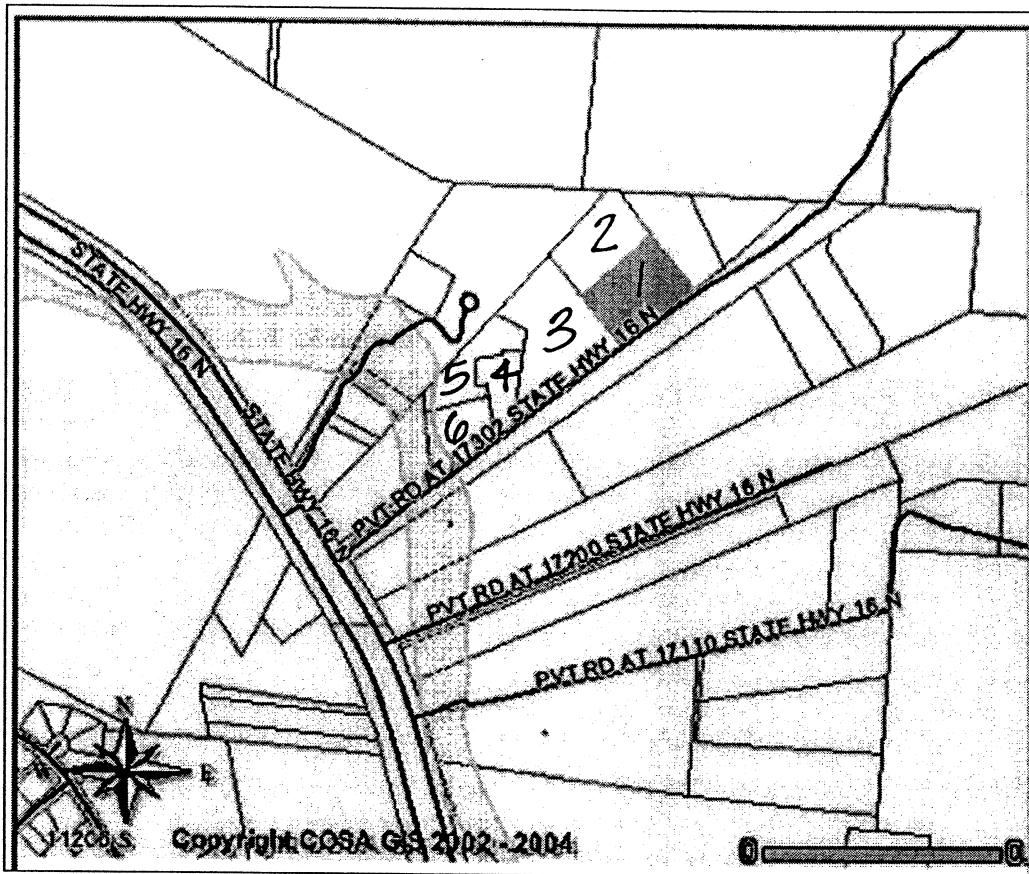
It is noted that the surrounding properties, which are owned by other members of the Mora family as shown on the attached map, have received their residential connections. According to CPS Energy, the utility connections that have been provided were issued prior to the extension of the Extra Territorial Jurisdiction (ETJ) to that area.

#### **STAFF RECOMMENDATION:**

Staff recommends the **disapproval** of utility connection for one residential structure. The recommendation is based upon:

- Staff recognizes the applicants distressing circumstance; however, it is the opinion of staff that if the request is granted, it will undermine the enforcement of the UDC in this area.
- The applicant does not meet any of the plat exceptions as outlined in the UDC per section 35-430 (c) 1 through 12.
- The applicant has not demonstrated a unique hardship that relates to the land, rather than personal circumstances.
- The property is landlocked and has no access to a public road, which impedes the delivery of public services.

## Pertinent Area



Arbitrary Lot	Owner Name
1	Javier P. Mora
2	Benito & Celia Mora
3 & 4	Jose Luis & Patricia Mora
5	Benito Mora
6	Patricia Mora

RECEIVED  
CITY OF SAN ANTONIO  
MAYOR'S OFFICE

2006 MAR 10 AM 8:48

# Javier P. Mora

*Mora Trim*  
17302 Bandera Road #11  
Helotes, Texas 78250  
210-710-3370  
210-695-5091

March 3, 2006

Re: Property at 17302 Bandera Rd. #16  
Helotes, Texas 78023

To Whom It May Concern:

This letter is to advise you that I Javier P. Mora, owner of the above mentioned address, have the required paper work showing that such property is free of lien. Furthermore, attached are copies of the surrounding properties paperwork showing there description and easement availability. In construction of my home on my property, I have allowed the needed availability, thirty feet (30 Ft.) ingress/egress easement to the property behind me.

All property entrances do not front a public right away but by a thirty feet (30 Ft.) ingress/egress easement from Bandera Rd. /State Highway 16 North. The total property acreages have been divided by family members for single family residents that have been built and have electricity extended to them. Pending is the development of 3-4 residents that have not been issued electricity rights.

Should you have any questions, I can be reached at 210-710-3370

Thank you very much for your attention and cooperation to this matter.

Javier P. Mora

**PLANNING COMMISSION  
VARIANCE /INTERPRETATION REQUEST  
AGENDA ITEM NO: 32 April 26, 2006**

**HIGHPOINT AT WEST CREEK, UNIT 4  
SUBDIVISION NAME**

**MAJOR PLAT**

**060080  
PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP PAGE:** 577:A8, B8, B7, A,7

**OWNER:** Gehan Westcreek, LTD

**ENGINEER:** Denham and Ramone by, Gary Balbaugh

**CASE MANAGER:** Debbie Reid, City Arborist

**Date filed with Planning Commission:** April 5, 2006 & April 17, 2006

**Location:** Northeast of intersection Talley Road and Westcreek Road

**Zoning:** OCL

**Plat is in accordance with:**

POADP/MDP 270, POADP Villages of Westcreek was approved on 9/23/86

Highpoint at Westcreek Unit 1, Plat # 030338 approved 7/8/03 with streetscape requirements

Highpoint at Westcreek Unit 2, Plat # 050054 approved 1/10/05 without streetscape requirements as all streets within and abutting were local A or B streets

Highpoint at Westcreek Unit 3, Plat 050130 approved 3/3/05 with streetscape

**Proposed Use:** Residential

**Major Thoroughfare:**

Talley Road is a primary arterial and Westcreek Road is a collector street. Both are existing county roads with a right-of way width of 60 feet. There is a 10 foot dedication for Talley Road and no dedication on Westcreek required for approval of this plat. Westcreek Street is part of this POADP/MDP.

---

**APPLICANT'S PROPOSAL:**

Streetscape is not a requirement as there is conflicting language with in the Unified Development Code (UDC) between Section 35-506(d) and 35-512. In Section 35-512 Streetscape and Planting Standards subsection (a) Applicability, (1) Generally states "streetscape planting standards shall not apply to any street classification unless street

trees are required by street improvement standards, Section 35-506(d). The wording in Section 35-506(d)(1) applies to interior streets.

It is the applicant's position that Talley Road and Westcreek are exterior to the subdivision and therefore streetscaping does not apply.

#### **DISCUSSION:**

The Department of Development Services has cited: Section 35-512 of the UDC regarding Streetscape Planting Standards. The applicant's engineer and Vice President have submitted a request for variance/interpretation to the requirements.

Development Services Department's position is that there is not a conflict between the two cited UDC sections. Streetscape Planting Standards, Section 35-512(a)(1) Applicability, generally: states, "the following shall be subject to the streetscape planting standards as provided herein:

- A. all developments with five or more parking spaces; and
- B. All developments requiring subdivision review."

Therefore, the Streetscape Planting Standards were initiated by the request for subdivision review.

The Streetscape Planting Standards Section 35-512 (a)(1) references Section 35-506(d) as a guide for the classification of streets that require streetscape within each use pattern. Such a reference is also used for the standards on any required new street construction abutting or exterior to a subdivision. In addition, the reference within the Streetscape Planting Standards Section 35-512 (b)(1) references existing or proposed overhead utilities and would include application to existing streets with existing overhead utilities.

The public policy in question, is whether the City should require streetscaping on collector streets or greater when a road is exterior to the subdivision and no road construction is required. The requirement, as applied to abutting collectors and arterial streets, was discussed during the 2001 UDC adoption process. The initial provision had trees being planted by the developer on all streets including on the local A classification which serve individual driveways.

#### **STAFF RECOMMENDATION:**

Denial

Staff has reviewed the request for variance/interpretation, staff does not concur with the applicant's justification, therefore staff recommends disapproval of the requested variance/interpretation.

## LEGEND

### RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

### COMMERCIAL

- PUBLIC FACILITIES: SCHOOLS, PARKS, RECREATION FACILITIES

- OPEN SPACE: EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

### STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

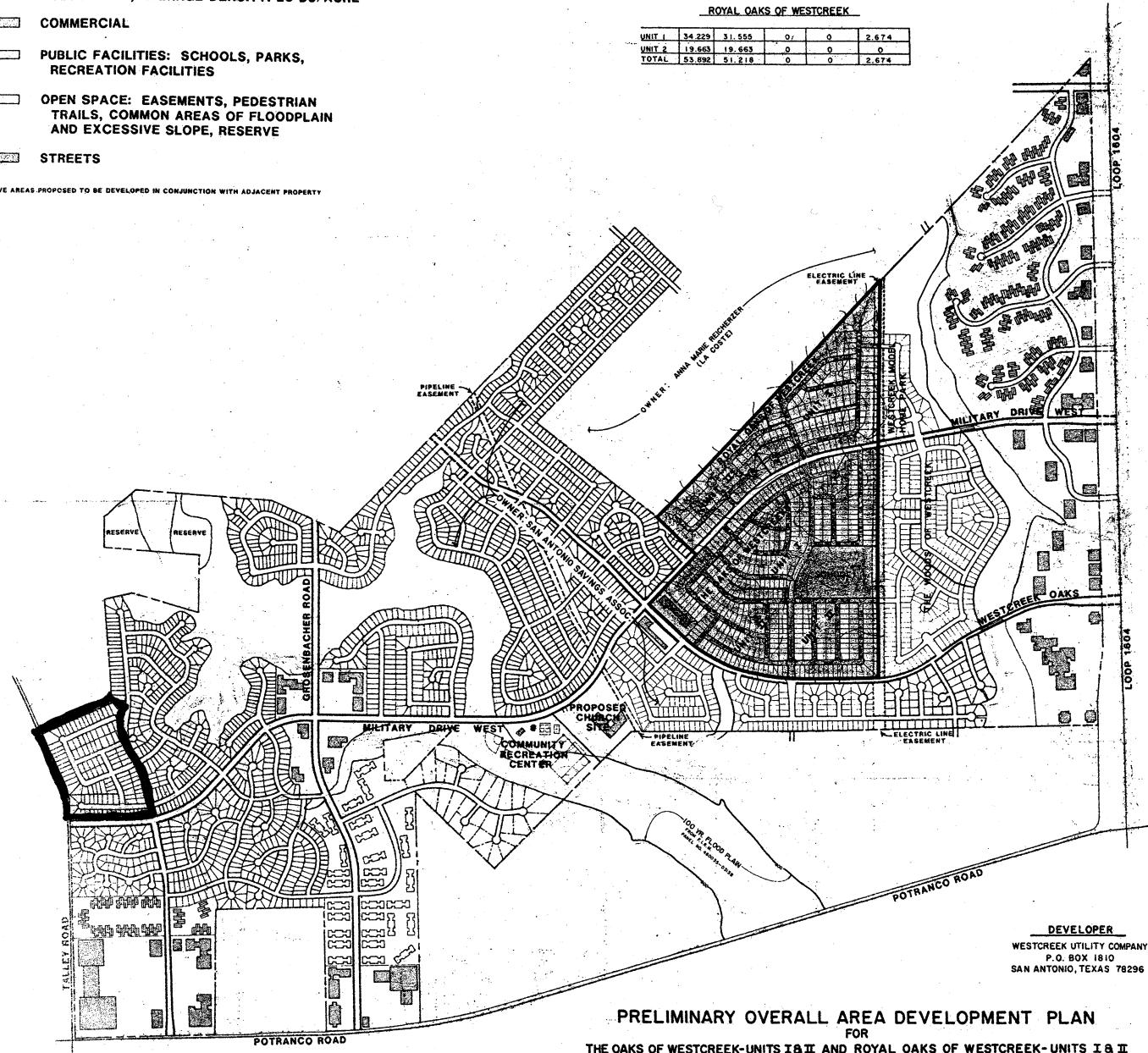
### SUMMARY OF SUBDIVISION AREAS

		GROSS RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT	ACRES	ACRES	ACRES	ACRES	ACRES
UNIT 1	54.455	40.993	0	0	2.547
UNIT 2	47.608	43.218	0	3.062	1.326
TOTAL	102.073	84.211	0	3.062	3.873*

### ROYAL OAKS OF WESTCREEK

UNIT	ACRES	ACRES	ACRES	ACRES	ACRES
UNIT 1	34.229	31.555	0	0	2.674
UNIT 2	19.663	19.663	0	0	0

TOTAL 53.892 51.218 0 0 2.674



DEVELOPER  
WESTCREEK UTILITY COMPANY  
P.O. BOX 1810  
SAN ANTONIO, TEXAS 78296

### PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR THE OAKS OF WESTCREEK-UNITS I&II AND ROYAL OAKS OF WESTCREEK- UNITS I & II

DECEMBER, 1985

villages of

WESTCREEK



**URS**  
Engineering • Architecture • Planning

Pfennig, Weyman & Associates, Inc.  
Consulting Engineers  
San Antonio, Texas



**Debbie Reid**

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**From:** Florencio Pena  
**Sent:** Monday, April 17, 2006 11:47 AM  
**To:** Debbie Reid  
**Subject:** FW: Highpoint at Westcreek Subdivision Unit 4(060080)

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**From:** Michael Moore [mailto:[ironstonedev@satx.rr.com](mailto:ironstonedev@satx.rr.com)]  
**Sent:** Monday, April 17, 2006 11:37 AM  
**To:** Florencio Pena  
**Subject:** Highpoint at Westcreek Subdivision Unit 4(060080)

On March 27, 2006, I sent a letter to Mr. Rod Sanchez requesting that he place on the first available Planning Commission agenda an appeal of the requirement by the City Arborist for a Streetscape Planting Plan along Talley Road and Westcreek View, which are two existing county roads adjacent to Highpoint Unit 4, as part of the platting requirements for Unit 4. The Highpoint Unit 4 plat consists of approximately 13 acres of undeveloped land which is being platted as 74 residential lots per the existing Development Rights Permit 352. None of the lots front on Talley Road or Westcreek View, and the streets being platted and constructed are interior streets.

On 4-05-06, the project engineer was informed by Elizabeth Carol that an appeal of the issue could not be considered by the Planning Commission.

Pursuant to our discussion this morning, what appears to be conflicting Streetscape Planting Requirements in the UDC is the basis for not releasing the Tree Affidavit/Permit Application and the Letter of Certification for Highpoint Unit 4.

I hereby request that this matter be placed on the April 26, 2006, Planning Commission agenda or next earliest available agenda for consideration by the Commission. The basis for consideration could be as an appeal for an interpretation of the UDC requirements or as a variance of the Streetscape Planting Requirements.

Thank you for your consideration in this matter.

**XL LAND DEVELOPMENT, LLC**  
**14502 Brook Hollow Blvd.**  
**San Antonio, Texas 78232**  
**(210) 402-0866 [telephone]**  
**(210) 545-3313 [fax]**

April 5, 2006

Ms. Debbie Reid  
Development Services Department  
City of San Antonio  
1901 South Alamo  
San Antonio, Texas 78204

**Re: Highpoint at Westcreek Subdivision, Unit 4  
Tree Affidavit/Permit Application/Sitework Permit and Plat Letter of  
Certification**

Dear Ms. Reid:

It is my understanding that you are refusing to approve Gehan Westcreek, Ltd's application for a Tree Affidavit/Permit Application for Sitework for Highpoint Unit 4 because the plat submittals do not include a streetscape plan along the boundary street of Westcreek View and Talley Road. Further, it is my understanding that you have refused to issue a Letter of Certification until Gehan Westcreek, Ltd. "agrees to comply with the UDC regulations regarding streetscape plantings."

The Unified Development Code (UDC) **Section 35-506 Transportation and Street Design, subsection(d) Cross-Section and Construction Standards (1) Interior Streets** clearly states "The Subdivider shall dedicate all interior streets within the subdivision based upon the following tables", which is table 506-3: Very clearly, Table 506-3, which indicates the streetscape planting requirements, applies only to interior streets. Therefore, since both Talley Road and Westcreek View are exterior streets which are not being improved or platted by Gehan Westcreek, Ltd., the streetscape standards do not apply to this development.

The UDC **Section 35-512 Streetscape and Planting Standards subsection (a) Applicability, (1) Generally** states "streetscape planting standards shall not apply to any street classification unless street trees are required by the street improvement standards, § 35-506(d) above."

Since Section 35-506 applies only to interior streets and Section 35-512, by definition in the UDC, does not apply, I hereby request that both the Letter of

Certification and the Tree Affidavit/Permit Application be approved and released immediately.

One other fact should be noted. Highpoint at Westcreek Unit 4 is covered under Development Rights Permit 352 as a part of the original Westcreek POADP 167, which was approved in December of 1985. Therefore, this site is exempt from both the 1997 Tree Ordinance and any subsequent revisions thereof.

Sincerely,



**Michael D. Moore**  
Vice President

✓ cc: Florencio Pena

**CITY OF SAN ANTONIO  
PLANNING DEPARTMENT**

**Interdepartmental Correspondence**

**TO:** Planning Commission through Director of Development Services

**FROM:** Michael O. Herrera, Special Projects Coordinator through Roderick Sanchez,  
Development Services Assistant Director

**COPY:** File and Norbert Hart, Assistant City Attorney

**SUBJECT:** Vested Rights Permit # 06-02-023 (**Appeal**)

**DATE:** April 26, 2006

**POLICY ANALYSIS:**

The subject application was processed in accordance with The Unified Development Code (UDC) for the City of San Antonio, Article 4, Section 35-401, Paragraph (a), (2) Completeness Review and Article 7, Section 35-712, Paragraph (b), (2) Review and Approval.

**BACKGROUND INFORMATION:**

- On February 6, 2006, Development Services Department received subject Vested Rights Permit application # 06-02-023.
- The applicant was seeking a vesting date of February 14, 1985 for a 54.822 Acre tract known as Dove Canyon a residential development located South of Dove Canyon street and West of FM Loop 1604.
- The applicants request was based on the following documents:
  1. A contract for construction and conveyance of water and sanitary sewer facilities and providing of water sewage services from Lackland City Water Company executed February 14, 1985.
  2. A site plan from Briones Engineers dated December 15, 2005.
- On March 2, 2006 the applicant was provided with written notification for “Disapproval” resulting from the analysis and conclusions based on the information provided.
- On March 17, 2006 Development Services Department received a letter appealing the decision to disapprove Vested Rights Permit # 06-02-023.

## **DISCUSSION:**

The Unified Development Code (UDC) Section 35-712, paragraph (d) Vested Rights Recognition Process Appeal cites the following:

*"In the event an applicant for recognition of vested rights is aggrieved by an action taken regarding the recognition of those rights or the application of the above requirements, the applicant may appeal the decision of the planning department staff to the planning commission by filing a request for appeal with the planning director within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. The application for appeal shall be made in writing and shall contain the applicant's rationale for requesting the appeal. The planning director shall place the appeal on the agenda of the planning commission and the planning commission shall hold a hearing on the appeal and make its ruling within forty-five (45) days from the date the request for appeal was filed. If the planning commission denies all or part of the relief requested in the appeal, the applicant may make a final appeal to the city council by filing a notice of final appeal in writing together with payment of seventy-five dollars (\$75.00) to offset the city's costs with the office of the city clerk no later than the tenth (10) day following the party's receipt of the written decision of the planning commission from which the final appeal is brought. The city clerk shall schedule the hearing of the final appeal at the earliest regularly scheduled meeting of the city council which will allow compliance with the requirements of the Texas Open Meetings Act. The decision of the city council shall be final."*

- (See Attachment)

## **CONCLUSION and RECOMMENDATION:**

- The recommendation for disapproval was based on the information provided by the applicant.
- The application does not indicate that a specific project existed in 1985 for the 54.822 Acre tract.
- The applicant made no attempt to provide any information to demonstrate progress towards completion of an alleged project associated with the 54.822 acre tract.
- If it is determined that a project did exist, then the absence of any information showing progress towards completion of that project would indicate dormancy in accordance with the provisions of Chapter 245 of the Texas Local Government Code.
- There is no supporting documentation in the application to show that the water and sewer service contract is a valid permit for the commencement of a project.
- The applicant states the following:
  1. A "Collector Road" has been constructed. A Utility Service Agreement is not required to build a road.

2. "Construction of water and sewer improvements" has been done, but no proof was provided showing the applicants participation in that construction to serve his alleged project.

Therefore the Director of Development Services Recommends Disapproval of the appeal.

**CITY OF SAN ANTONIO  
PLANNING DEPARTMENT**

**Interdepartmental Correspondence**

**TO:** Members of the Planning Commission

**FROM:** Emil R. Moncivais, FAICP, AIA, CNU

**COPY:** Jelynne LeBlanc Burley, Deputy City Manager; Roderick J. Sanchez; Nina Nixon-Mendez; file

**SUBJECT:** Five Points Neighborhood Plan Update

**DATE:** April 6, 2006

**SUMMARY AND RECOMMENDATIONS**

It has been five years since the completion and adoption of the Five Points Neighborhood Plan. The Unified Development Code (“UDC”) Section 35-420 (g) requires that neighborhood and community plans be “reviewed by the Planning Commission at least once every five (5) years and if necessary amended by the City Council.” The Five Points Neighborhoods Plan, adopted in February 2000, is due for this review.

The Planning Department has reviewed the Five Points Neighborhood Plan, analyzing rezoning requests in the planning area since 2001 and amendments to the Plan since its adoption in 2000. According to this analysis, attached to this memorandum, five rezonings have occurred since 2001 when the city adopted a revised Unified Development Code and updated its zoning categories and no plan amendments have been made since the Plan's adoption. To further implement the goals and objectives of the plan, the Development Services Department in 2003 rezoned over 90% of the neighborhood to appropriate single family and commercial zoning districts to be consistent with the land use plan. Most recently, three Five Points properties have been designated as Historical Significant landmarks. Therefore, staff's recommendation is that an update to the Plan is not warranted at the present time.

On February 22, notices were sent out to the Five Points Neighborhood Planning Team concerning staff's analysis and recommendation on updating the Five Points Neighborhood Plan. Comments have been received from Planning Team members in support of staff's recommendation.

Staff is recommending approval of a resolution to waive the 2006 Five Points Neighborhood Plan Update.

Sincerely,



Emil R. Moncivais, FAICP, AIA, CNU  
Planning Director

## **Five Points Neighborhood Plan Update Analysis**

### **Zoning Cases**

Since 2001, when the city adopted a revised Unified Development Code and updated its zoning categories, five rezoning applications have been submitted for the Five Points Neighborhood Planning Area. One of these rezoning cases was an area wide rezoning that established compatible zoning districts for the entire neighborhood. This included use of the Infill Development Zone with residential, multifamily, commercial and office uses. There were also three rezoning cases involving three historic significant structures in the area. Another rezoning case changed an industrial district to a commercial pedestrian district with conditional use for auto repair.

Both Zoning Commission and City Council approved all of these cases. All five cases were found to be consistent with the Five Points Neighborhood Plan and did not require a plan amendment. The table below summarizes these five rezoning cases.

**REZONING CASES IN THE FIVE POINTS NEIGHBORHOODS PLANNING AREA SINCE 2001**

<b>Address</b>	<b>Previous Zoning</b>	<b>Zoning Sought</b>	<b>Total Acreage</b>	<b>Date Approved by City Council</b>
An area bounded by Laurel St. to the north, San Pedro Ave. to the east, IH-10 to the west, and IH-35 to the south	N/A "MF-25" and "MF-33" Multi "I-1" N/A "MF-25" and "MF-33" Multi-Family Districts, "D" Downtown District, C-1", "C-2", and "C-3" Commercial Districts, "O-2" Office District	"R-4" Residential District, "RM-4" Residential Mixed District, "MF-50" Multi-Family District, "O-1" Office District, "C-1" Commercial District, "C-2 P" Commercial Pedestrian District, "IDZ" Infill Development Zone with uses including those allowed in R-4	N/A	4/24/2003
708 Marshall Street	N/A	To designate Historic Significance	N/A	08/25/2005
211 Belvin Street	N/A	To designate Historic Significance	.192	08/25/2005
233 East Fredericksburg Road	"I-1" General Industrial District General Industrial District	"C-2P" (CD Auto Repair) Commercial Pedestrian District with a Conditional Use for Auto Repair	N/A	11/13/2005
833 West Cypress Street	N/A	Designate Historic Significance	0.0809	11/13/2003

### **Plan Amendments**

Of the five rezoning cases in the Five Points Neighborhood Planning Area since 2000, no plan amendments were required. The Five Points Neighborhood plan continues to hold the goals and objectives of the preferred land uses identified by the community.

**A RESOLUTION -**

**THAT AN UPDATE TO THE FIVE POINTS NEIGHBORHOOD PLAN IS NOT WARRANTED AT THIS TIME, IN ACCORDANCE WITH STAFF'S ANALYSIS AND RECOMMENDATION.**

**WHEREAS**, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

**WHEREAS**, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

**WHEREAS**, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

**WHEREAS**, City Council approved the Five Points Neighborhood Plan as an addendum to the Master Plan on February 3, 2000 and is therefore due for its required five-year review; and

**WHEREAS**, the City of San Antonio Planning Department Staff has analyzed the Five Points Neighborhood Plan and determined that an update of the Plan is not warranted at this time; and

**WHEREAS**, the San Antonio Planning Commission has reviewed staff analysis of the Plan; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

That, in accordance with staff's analysis and recommendation, an update to the Five Points Neighborhood Plan is not warranted at this time.

PASSED AND APPROVED ON THIS 26<sup>th</sup> DAY OF APRIL 2006.

Approved:

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James Darryl Byrd, Chairperson  
San Antonio Planning Commission

Attest:

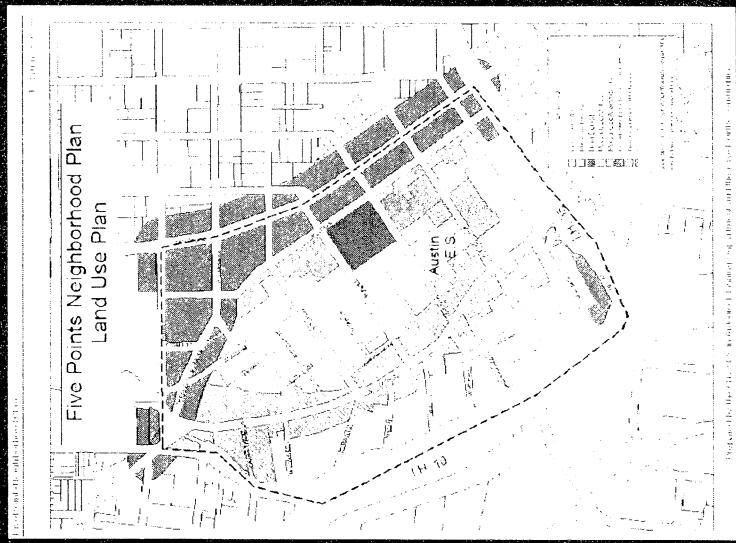
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Executive Secretary  
San Antonio Planning Commission

# Five Points Neighborhood Plan

## Five-Year Review

Planning Commission  
April 26, 2006  
Agenda Item 33



# Unified Development Code

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- The UDC requires that neighborhood and community plans be:
  - “... reviewed by the Planning Commission at least once every five (5) years and if necessary amended by the City Council.”
- The Five Points Neighborhood Plan was adopted in 2000 and is due for review

## Staff Analysis - Zoning

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Since the adoption of the revised UDC in 2001, there have been 5 rezoning cases in the Five Points Neighborhood Planning Area:

- 1 area wide rezoning
- 3 cases for Historic Significance designation
- 1 case from I-1 to C-2P for auto repair
- All 5 cases were approved by City Council

## Staff Analysis – Plan Amendments

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Since the Plan's adoption, no plan amendments have been made

## Community Input

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- In February 2006, all planning team members were notified of staff's analysis and solicited for their input. A comment was received concurring with staff's analysis.
- On April 10, 2006, Staff met with the Officers of the Five Points Neighborhood Association to Review Staff's recommendation.

## Staff Recommendation

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Staff is recommending approval of a resolution acknowledging that the Five Points Neighborhood Plan has been reviewed by the Planning Commission and does not require an update.

*item 35*

**CITY OF SAN ANTONIO  
PLANNING DEPARTMENT**

**Interdepartmental Correspondence**

**TO:** Members of the Planning Commission

**FROM:** Emil R. Moncivais, FAICP, AIA, CNU

**COPY:** Jelynne LeBlanc Burley, Deputy City Manager; Roderick J. Sanchez; Nina Nixon-Mendez; file

**SUBJECT:** Lavaca Neighborhood Plan Update

**DATE:** April 18, 2006

**SUMMARY AND RECOMMENDATIONS**

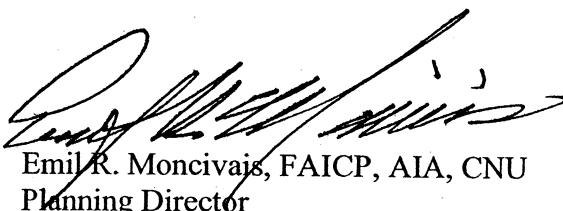
It has been four and a half years since the completion and adoption of the Lavaca Neighborhood Plan. The Unified Development Code ("UDC") Section 35-420 (g) requires that neighborhood and community plans be "reviewed by the Planning Commission at least once every five (5) years and if necessary amended by the City Council." The Lavaca Neighborhood Plan, adopted in September 2001, is due for this review.

The Planning Department has reviewed the Lavaca Neighborhood Plan, analyzing rezoning requests in the planning area since 2001 and amendments to the Plan since its adoption in 2001. Based on an analysis, eight re-zonings have occurred since 2001 when the city adopted a revised Unified Development Code and updated its zoning categories and one plan amendment has been made since the Plan's adoption. Four of the re-zonings have been expansion of the Lavaca Historic District and one re-zoning was the designation of the South Presa / South St. Mary's Neighborhood Conservation District (NCD-1). Most recently, three Lavaca properties have been designated Infill Development Zones (IDZ) to allow for infill housing in areas designated for residential use in the adopted Land Use Plan, which includes the Victoria Commons site. One land plan amendment has been completed allowing infill housing in a residential area in the neighborhood. Due to the low number of zoning case and land Plan amendments, staff's recommendation is that an update to the Plan is not warranted at this time.

On March 14, 2006, Planning Department Staff presented the analysis and recommendation regarding updating the Lavaca Neighborhood Plan at a regularly scheduled neighborhood association meeting. A letter from the Lavaca Neighborhood Association has been received in support of staff's recommendation.

Staff is recommending approval of a resolution to waive the 2006 Lavaca Neighborhood Plan Update.

Sincerely,



Emil R. Moncivais, FAICP, AIA, CNU  
Planning Director

**A RESOLUTION -**

**THAT AN UPDATE TO THE LAVACA NEIGHBORHOOD PLAN IS NOT WARRANTED AT THIS TIME, IN ACCORDANCE WITH STAFF'S ANALYSIS AND RECOMMENDATION.**

**WHEREAS**, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

**WHEREAS**, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

**WHEREAS**, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

**WHEREAS**, City Council approved the Lavaca Neighborhood Plan as an addendum to the Master Plan on September 27, 2001 and is therefore due for its required five-year review; and

**WHEREAS**, the City of San Antonio Planning Department Staff has analyzed the Lavaca Neighborhood Plan and determined that an update of the Plan is not warranted at this time; and

**WHEREAS**, the San Antonio Planning Commission has reviewed staff analysis of the Plan; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

That, in accordance with staff's analysis and recommendation, an update to the Lavaca Neighborhood Plan is not warranted at this time.

**PASSED AND APPROVED ON THIS 26<sup>th</sup> DAY OF APRIL 2006.**

Approved:

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James Darryl Byrd, Chairperson  
San Antonio Planning Commission

Attest:

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Executive Secretary  
San Antonio Planning Commission

April 15, 2006

Lavaca Neighborhood Association  
PO Box 831274  
San Antonio, TX 78238

Darryl Byrd, Chairman  
Planning Commission  
PO Box 839966  
San Antonio, Texas 78205

Members of the Planning Commission:

The purpose of our letter is to inform the Planning Commission of our recommendation concerning the five year review of the Lavaca Neighborhood Plan approved by City Council September 27, 2001 as mandated by the Unified Development Code (UDC) Section 35-420. On March 14, 2006 staff from the City's Planning Department made a presentation at the Lavaca Neighborhood Association general meeting explaining the history and the current status of our neighborhood plan and our adopted land use plan.

Planning Department Staff informed us of the low number of requested zoning changes and master plan amendments that have been requested since the adoption of our neighborhood plan and land use plan. In addition Staff presented their recommendation that the land use plan is continuing to be a valid resource for guiding development here. Their assessment concluded than an update to the land use component was unnecessary at this time.

From the time of its adoption, the Lavaca Neighborhood Association has used the plan as our guide for supporting new development in the neighborhood. Be assured not every idea coming to the table has received our endorsement. The Executive Board of the Lavaca Neighborhood is in agreement with City Staff recommendation at this time.

We request that the Planning Commission concur with our recommendation that our land use plan does not require changes at this time. We ask your continued support for our goals and objectives to help ensure continued improvement and revitalization in our neighborhood.

Sincerely,

*Joan Carabin*  
Joan Carabin, President  
Lavaca Neighborhood Association

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION REAPPOINTING MEMBERS TO THE  
PLANNING COMMISSION TECHINCAL ADVISORY  
COMMITTEE FOR A TWO YEAR TERM.

\* \* \* \* \*

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**Section 1.** Gene Dawson is re-appointed to the Planning Commission Technical Advisory Committee as an Engineering Representative member with a term to expire April 27, 2008.

**Section 2.** Michael W. Cude is re-appointed to the Planning Commission Technical Advisory Committee as an Engineering Representative member with a term to expire April 27, 2008.

**Section 3.** Steve Hanan is re-appointed to the Planning Commission Technical Advisory Committee as a Development Community member with a term to expire April 27, 2008.

**Section 4.** Benjamin F. Youngblood is re-appointed to the Planning Commission Technical Advisory Committee as a Community at Large member with a term to expire April 27, 2008.

**Section 5.** Ramon Ruiz is re-appointed to the Planning Commission Technical Advisory Committee as an Architecture Professional member with a term to expire April 27, 2008.

**PASSED AND APPROVED THIS 26<sup>th</sup> DAY OF April, 2006.**

APPROVED:

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Darryl Byrd  
Chairman

ATTEST: \_\_\_\_\_  
Executive Secretary